Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/371 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $999,950

Median sale price

Median price $1,135,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/37 Windsor Av MOUNT WAVERLEY 3149	$1,036,000	15/03/2025
2	1a Pamela St MOUNT WAVERLEY 3149	$1,070,000	03/02/2025
3	4/6 Harry Ct MOUNT WAVERLEY 3149	$952,500	09/11/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 05/04/2025 14:48

1/371 Waverley Road, Mount Waverley Vic 3149

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Single level)

Agent Comments

Indicative Selling Price
$999,950
Median Unit Price
Year ending March 2025: $1,135,000

Comparable Properties



2/37 Windsor Av MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,036,000
Method: Private Sale
Date: 15/03/2025
Property Type: Unit

Agent Comments



1a Pamela St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,070,000
Method: Private Sale
Date: 03/02/2025
Property Type: Unit

Agent Comments



4/6 Harry Ct MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $952,500
Method: Auction Sale
Date: 09/11/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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